

DEVELOPMENT CONDITIONS

SE 2013-PR-021

June 11, 2014

With the Board of Supervisors approval of SE 2013-PR-021, located at 3035 Cedar Lane, Tax Map 49-3 ((1)) 25A, to permit a church with a child care center, nursery school and private school of general education pursuant to Sect. 3-104 of the Zoning Ordinance, the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in the application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception plat entitled Special Exception Plat/Minor Site Plan, Bruen Chapel Methodist Church & Montessori School of Cedar Lane, prepared by Smith Engineering, containing two sheets dated August 23, 2013 as revised through May 20, 2014, and the Parking Lot Re-Striping Exhibit, prepared by Dominion Surveyors, Inc., containing one sheet dated April 16, 2014 as revised through May 20, 2014, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the Special Exception conditions shall be posted in a conspicuous place along with the Non-Residential Use Permits for the church and the school, and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
5. A minor site plan addressing storm water quality control for the parking and access drive located in the front of the structure shall be submitted to DPWES and approved prior to issuance of a Non-Residential Use Permit (Non-RUP).
6. The church shall be limited to a maximum seating capacity for the sanctuary of 108 seats.
7. The nursery school, child care and private school of general education are limited to a total maximum daily enrollment of 104 children, ages 2½ to 12 years. The

hours of operation shall be limited to 7:00 A.M. to 6:00 P.M., Monday through Friday, year round.

8. As depicted on the Special Exception Plat, the Applicant shall reserve a 43.5-foot half-section of right-of-way on Cedar Lane and record a Deed of Reservation for a future public road prior to issuance of a Non-RUP. The Applicant shall convey said right-of-way area in fee simple and at no cost to the Board upon demand.
9. The parking lot will be restriped and wheel stops installed in general conformance with the Parking Lot Re-Striping Exhibit, dated April 16, 2014, prior to issuance of the Non-RUP.
10. A Dustless Surface Waiver shall be obtained from the DPWES through the established procedures prior to any minor site plan approval.
11. Prior to issuance of a Non-RUP, all gravel surfaces will be removed from the rear of the property that is not defined as gravel parking on the Parking Lot Re-Striping Exhibit dated April 16, 2014. This area shall be dressed with topsoil and overseeded to promote revegetation within one year of Special Exception approval.
12. Landscaping shall be provided in conformance with the approved Special Exception Plat prior to issuance of a Non-RUP. The applicants shall provide the plant quantities (four trees and 55 shrubs) listed in the Plant Schedule without exception, but may determine the mix of the species listed on the Plat at the time of installation. Shrubs shall be 18 inches in height at the time of planting. Existing and proposed landscape plantings on-site shall be maintained. Any dead, diseased or dying plantings shall be replaced within six months with the same species unless an alternative species is approved by the Urban Forest Management Division.
13. New or replaced outdoor lighting fixtures shall be in accordance with Sect. 14-902 of the Zoning Ordinance.
14. No use(s), temporary or permanent, not specifically approved with this application shall be located on the subject property.
15. There shall be no outdoor storage of materials, equipment, or vehicles, except as associated with the playground.
16. Periodic written notice, at least twice a year, shall be issued to parents reminding them to obey all traffic regulations in the drop-off and pick-up of children. Specifically, drivers will be advised to exercise caution when entering and exiting the site, being especially aware of approaching traffic from the direction of the Route 50 intersection, and that when waiting for the traffic signal at Cedar Lane and Route 50, it is illegal and unsafe to cross the double yellow

line and encroach into the oncoming traffic lane for the purpose of accessing the property.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit(s) through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 24 months after the date of approval unless the use(s) have been established by obtaining the required Non-Residential Use Permit(s) noted above.